

PROPERTY DESCRIPTION

DESCRIPTION OF A 0.439 OF AN ACRE TRACT, BEING ALL OF LOTS 1 AND 2, BLOCK 19, SECTION 6 AND THE WEST HALF OF A CALLED 20 FOOT WIDE ALLEY ADJACENT TO AND EAST OF SAID LOTS, HILLCREST ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS. PLAT OF SAID HILLCREST ADDITION RECORDED IN CABINET 2, SLIDES 18A AND 18B, PLAT RECORDS OF TAYLOR COUNTY, TEXAS (PRTCT), ALLEY WAS ABANDONED, VACATED AND CLOSED BY CITY OF ABILENE ORDINANCE NO. 22-2014. SAID 0.404 ACRE TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING at a 1/2 inch rebar with cap marked "TREVINO RPLS 4858" set at the southwest corner of said Lot 1, at the intersection of the east line of Rountree Drive and the north line of Ambler Avenue, for the southwest corner of the herein described tract, whence a found 1/2 inch rebar with cap marked "4130" at the southeast corner of Lot 1, Block 18, Section 6 said Hillcrest Addition bears North 89°28'30" West a distance of 59.95 feet;

THENCE North 00°38'48" East (called North) with the west line of said Lot 1, at a distance of 83.0 feet pass a found 1/2 inch rebar at the northwest corner of said Lot 1, continuing with the west line of said Lot 2, for a total distance of 153.02 feet to a found 3/8 inch rebar at the northwest corner of said Lot 2, for the northwest corner of the herein described tract, whence a found 1/2 inch rebar with cap marked "COJER SURVEYING" bears North 45°19'09" East a distance of 0.60 feet;

THENCE South 89°28'30" East (called South 89°41' East) with the north line of said Lot 2, a distance of 115.09 feet to a point at the northeast corner of said Lot 2, in the west line of said abandoned alley, for a north corner of the herein described tract, whence a found 3/8 inch rebar bears North 48°32'59" East a distance of 0.32 feet and a found 1/2 inch rebar at the southeast corner of said Lot 2 bears South 00°38'48" West (called South) a distance of 70.02 feet;

THENCE South 89°24'11" East perpendicular to the centerline of said abandoned alley, a distance of 9.83 feet to a point in the centerline of said abandoned alley, for the northeast corner of the herein described tract, whence a found 1/2" rebar with cap marked "4130" bears North 69°44'43" East a distance of 0.37 feet and the west line of the Replat of Lot 1, Block A, ACU Drive Addition, plat recorded in Cabinet 4, Slide 538, PRTCT, bears North 89°24'11" West a distance of 0.15 feet;

THENCE South 00°35'49" West with the centerline of said abandoned alley, a distance of 153.01 feet to a 1/2 inch rebar with cap marked "TREVINO RPLS 4858" set for the southeast corner of the herein described tract, whence the southwest corner of said ACU Addition bears North 05°22'18" West a distance of 0.14 feet, and a found TxDOT Type II concrete monument bears North 89°06'58" West a distance of 32.28 feet;

THENCE North 89°28'30" West (called North 89°41' West) at a distance of 9.95 feet passing the southeast corner of said Lot 1, continuing with the south line of said Lot 1, for a total distance of 125.05 feet to the Point of Beginning" and containing 0.439 of an acre of land, more or less.

GENERAL NOTES:

BEARINGS ARE RELATIVE TO TEXAS STATE PLANE COORDINATE SYSTEM, NAD83 (2011), EPOCH 2010.00, NORTH CENTRAL ZONE. PER STATIC GPS AND AN OPUS SOLUTION THROUGH THE NGS WEB SITE ON A SET MONUMENT ON OR NEAR THE PROJECT SITE.

PROJECT CONVERGENCE ANGLE: -00°39'36"

DISTANCES ARE HORIZONTAL VALUES, PROJECT CSF: 0.99984598.

PLAT OF HILLCREST ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS RECORDED IN CABINET 2, SLIDES 18A AND 18B, PLAT RECORDS OF TAYLOR COUNTY, TEXAS.

THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE REPORT/ COMMITMENT. THERE MAY BE EASEMENTS, RESTRICTIONS, EXCEPTIONS, CONVEYANCES AND/OR OTHER COVENANTS AFFECTING THIS PROPERTY NOT SHOWN HEREIN.

THIS ADDITION IS LOCATED WITHIN THE CITY LIMITS OF ABILENE, TAYLOR COUNTY, TEXAS.

IMPROVEMENTS ON OR NEAR THE PROPERTY NOT SHOWN.

THIS PROPERTY IS IN ZONE X, AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN, PER FEMA FIRM MAP NUMBER 48441C0227F, COMMUNITY PANEL NUMBER 485450 0227 F, EFFECTIVE DATE JANUARY 6, 2012.

THE LOCATION OF EXISTING UTILITIES AS SHOWN HEREON MUST BE CONSIDERED AS APPROXIMATE ONLY. THEY WERE NOT PHYSICALLY LOCATED ON THE GROUND. LOCATION, SIZE AND TYPE OF PIPES FROM CITY OF ABILENE WEB SITE.

THE ROUTE FOR PROPOSED UTILITIES AS SHOWN HEREON MUST BE CONSIDERED AS APPROXIMATE ONLY. ROUTE TO BE DETERMINED PRIOR TO CONSTRUCTION.

SETBACK AND/OR BUILDING LINES MUST COMPLY WITH THE CITY OF ABILENE ZONING ORDINANCES AS AMENDED.

LEGEND

- = FOUND MARKER AS NOTED
- = SET 1/2" REBAR WITH CAP MARKED "TREVINO RPLS 4858"

(R) = INFORMATION OF RECORD

DRTCT = DEED RECORDS OF TAYLOR COUNTY, TEXAS

PRTCT = PLAT RECORDS OF TAYLOR COUNTY, TEXAS

Texas Firm #10179800

**TxO**

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# TAYLOR COUNTY, TEXAS

ESCOBEDO ADDITION, CITY OF ABILENE

## PLAT OF "ESCOBEDO ADDITION"

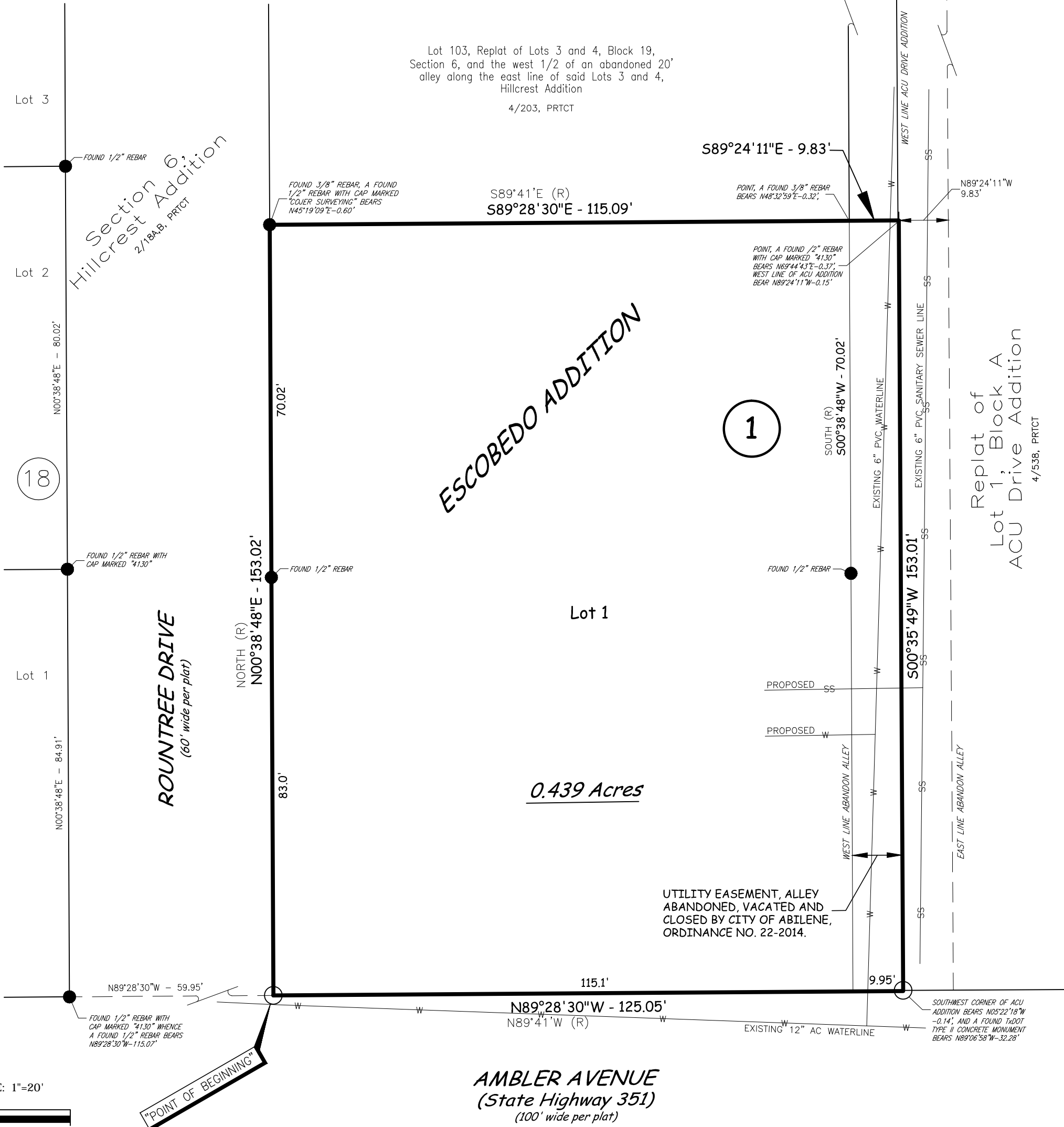
being a Replat of Lots 1 and 2, Block 19, Section 6 and the west half of a 20' wide alley adjacent to and east of said lots, Hillcrest Addition, City of Abilene, Taylor County, Texas

OWNER:

Joseph T. Escobedo

1955 Mimosa Drive

Abilene, Texas 79603



PLANNING COMMISSION

THIS PLAT IS HEREBY APPROVED BY THE CITY PLANNING COMMISSION OF THE CITY OF ABILENE, TEXAS AND THE COUNTY CLERK IS HEREBY AUTHORIZED TO FILE SAID PLAT IN ACCORDANCE WITH THE PROVISIONS OF ARTICLE 974A, VERNON'S ANNOTATED CIVIL STATUTES AND ARTICLE 927B, PENAL CODE OF TEXAS, AS AMENDED.

DATE CHAIRMAN

ATTEST SECRETARY

DATE PLANNING DIRECTOR

PLANNING DIRECTOR

FILED WITH PLANNING DIRECTOR, CITY OF ABILENE, TEXAS.

DATE FILE NUMBER

PLANNING DIRECTOR

FEES

COUNTY CLERK

I CERTIFY THAT THE ADDITION PLAT DESCRIBED HEREIN WAS FILED FOR RECORD ON

DATE FILE NUMBER

COUNTY CLERK, TAYLOR COUNTY, TEXAS

DEPUTY

DIRECTOR OF PUBLIC WORKS

THE DEDICATION FILED IN CONNECTION WITH THIS PLAT IS HEREBY APPROVED AND ALL STREETS, ALLEYS, AND PUBLIC AREAS SHOWN HEREON ARE HEREBY ACCEPTED ON BEHALF OF THE PUBLIC BY THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF ABILENE, TEXAS.

DATE DIRECTOR OF PUBLIC WORKS

OWNERS CERTIFICATION AND DEDICATION

THE UNDERSIGNED OWNER(S) OF THE HEREINAFTER DESCRIBED REAL PROPERTY HAVE CAUSED SUCH PROPERTY TO BE SURVEYED AND PLATTED AND TO BE SUBDIVIDED INTO BLOCKS, LOTS, STREETS AND ALLEYS UNDER THE NAME OF ESCOBEDO ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

AS SHOWN ON THE ATTACHED PLAT AND DO HEREBY DEDICATE TO THE PUBLIC FOREVER FOR ALL PUBLIC PURPOSES THE STREETS, ALLEYS, LANES, EASEMENTS, PARKS, AND OTHER PUBLIC LANDS SHOWN THEREON. THE LANDS INCLUDED WITHIN SUCH PLAT OR ADDITION ARE DESCRIBED BY METES AND BOUNDS AS FOLLOWS: "SEE PROPERTY DESCRIPTION HEREON"

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

JOSEPH T. ESCOBEDO

ACKNOWLEDGMENT

STATE OF TEXAS

COUNTY OF TAYLOR

BEFORE ME, THE UNDERSIGNED AUTHORITY IN AND FOR COUNTY AND STATE ON THIS DAY PERSONALLY APPEARED JOSEPH T. ESCOBEDO KNOWN TO ME TO BE THE PERSONS WHOSE NAME SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT THEY EXECUTED THE SAME FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER BY HAND AND SEAL OF OFFICE THIS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20 \_\_\_\_\_

NOTARY PUBLIC, TAYLOR COUNTY, TEXAS

GENERAL NOTES

SHEET 1 OF 1 SHEETS SCALE: 1"=20'

LOT WIDTH: 153.02 LOT DEPTH: 125.05 ACREAGE: 0.439

SURVEYOR CERTIFICATION AND PLAT DESCRIPTION

CERTIFICATION:

I HEREBY CERTIFY THAT THE PLAT SUBMITTED HERewith REPRESENTS A TRUE SURVEY MADE BY THE UNDERSIGNED OR UNDER MY SUPERVISION ON THE GROUND AND THAT PERMANENT MARKERS AND MONUMENTS HAVE BEEN FOUND/SET AS INDICATED ON THE PLAT AND IN ACCORDANCE WITH THE SUBDIVISION REGULATIONS OF THE THE CITY OF ABILENE. SURVEY COMPLETED OCTOBER 16, 2020.

PLAT DESCRIPTION:

ESCOBEDO ADDITION, CITY OF ABILENE, TAYLOR COUNTY, TEXAS.

**PRELIMINARY**

*this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.*

10/16/2020

DATE

CARLOS TREVINO, RPLS #4858

THIS SURVEY SHOULD BE CONSIDERED NULL AND VOID WITHOUT AN ORIGINAL BLUE INK SIGNATURE AND RAISED SEAL.